

**MINUTES OF THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY
REDEVELOPMENT AGENCY TUESDAY, MAY 27, 2014**

The Carver Heights/Montclair Area Community Redevelopment Agency held a regular meeting Tuesday, May 27, 2014. Chairperson Christian called the meeting to order at 5:10 p.m. with the following members present:

Commissioner Abraham Conner
Commissioner Elise Dennison
Commissioner Jay Hurley
Commissioner John L. Johnson
Commissioner David Knowles
Commissioner Bill Polk
Chairperson John Christian

Others present were City Manager (CM) Al Minner, City Clerk (CC) Betty Richardson, City Attorney (CA) Fred Morrison, Deputy City Clerk (DCC) J. Andi Purvis, the news media, and others.

Chairperson Christian gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America.

**APPROVED MINUTES OF CARVER HEIGHTS/MONTCLAIR CRA
MEETINGS HELD APRIL 23, 2012**

Commissioner Johnson moved to approve the minutes of the meetings held April 23, 2012 and Commissioner Polk seconded the motion.

The roll call vote was unanimous.

Seven yeas, no nays, the Commission approved the minutes.

**APPROVED MINUTES OF CARVER HEIGHTS/MONTCLAIR CRA
MEETINGS HELD MARCH 25, 2013**

Commissioner Polk moved to approve the minutes of the meetings held March 25, 2013 and Commissioner Dennison seconded the motion.

The roll call vote was unanimous.

Seven yeas, no nays, the Commission approved the minutes.

**APPROVED MINUTES OF CARVER HEIGHTS/MONTCLAIR CRA
MEETINGS HELD JANUARY 27, 2014**

Commissioner Hurley moved to approve the minutes of the meetings held January 27, 2014 and Commissioner Johnson seconded the motion.

The roll call vote was unanimous.

Seven yeas, no nays, the Commission approved the minutes.

**MINUTES OF THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY
REDEVELOPMENT AGENCY MEETING TUESDAY, MAY 27, 2014**

**ADOPTED RESOLUTION 61 AUTHORIZING AMENDMENT TWO FOR
IMPROVEMENTS TO THE MISPAH / SIMMONS APARTMENT COMPLEX**

Commissioner Polk introduced the resolution to be read by title only. CC Richardson read the resolution by title only, as follows:

RESOLUTION OF THE COMMISSION OF THE CARVER
HEIGHTS/MONTCLAIR AREA AUTHORIZING AMENDMENT TWO
FOR ADDITIONAL WORK RELATED TO ELECTRICAL,
PLUMBING AND INTERIOR IMPROVEMENTS TO THE
MISPAH/SIMMONS APARTMENT COMPLEX; AND PROVIDING
AN EFFECTIVE DATE.

Commissioner Knowles moved to adopt the resolution and Commissioner Hurley seconded the motion.

Chairperson Christian requested comments from the Commission and the audience.

Commissioner Polk asked what exactly happened with all these changes that were not anticipated and if this will complete everything now. He also asked why the \$5,000 worth of sod was not included on the initial bid.

Director Housing Economic Development (DHED) Ken Thomas stated the sod is an issue on the building facing Simmons, which has a deep depression from the rains.

CM Minner stated the County is requesting the City do this and also, the sod will help keep the porches from settling.

Commissioner Polk asked if there is irrigation to support the sod being installed and DHED Thomas stated no. Commissioner Polk asked if sprinklers will be used because sod will not live if just put out in ninety degree weather. DHED Thomas stated it is Bahia grass.

Commissioner Polk asked how much money has been put into the renovations of the complex. DHED Thomas stated on the construction side the contract was \$389,000. Change order number one was for \$24,000 for roof repair and now change orders two and three for a total estimated cost of about \$558,000.

Commissioner Polk asked if this will raise the rent. DHED Thomas stated the rent will be \$750.00 for a two bedroom and \$850.00 for a three bedroom and the money will be derived from Lake County directly to the City.

Mayor Christian asked if there is a completion date or grand opening date planned for a celebration. DHED Thomas stated the punch out meeting is scheduled for Thursday and he has been told everything should be completed no later than the second week of June. He stated hopefully tenants should be able to start moving in the month of July.

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REDEVELOPMENT AGENCY MEETING TUESDAY, MAY 27, 2014**

Commissioner Johnson asked what is involved in a punch out meeting. DHED Thomas stated it is the final walk through for any incidentals needing to be fixed, for example, the base boards may need to be glued in or some paint chipping.

Commissioner Polk stated normal people could not operate a project like this and make any money if in the private enterprise; a builder would be bankrupt on this deal.

The roll call vote was:

Commissioner Dennison	Yes
Commissioner Knowles	Yes
Commissioner Hurley	Yes
Commissioner Johnson	Yes
Commissioner Polk	Yes
Commissioner Conner	Yes
Chairperson Christian	Yes

Seven yeas, no nays, the Commission adopted the resolution.

ROLL CALL:

Commissioner Dennison – nothing.
Commissioner Knowles – nothing.
Commissioner Hurley – nothing.
Commissioner Johnson – nothing.
Commissioner Polk – nothing.
Commissioner Conner – nothing.
Chairperson Christian – nothing.

ADJOURN:

Commissioner Polk moved to adjourn the meeting and Commission Knowles seconded the motion. The meeting adjourned at 5:17 p.m.

Chairperson

ATTEST:

Betty M. Richardson
City Clerk

J. Andi Purvis
Recorder